

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
March 28, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Brenda Green, Cindy Reardon, Bill Ellingson and Jim Nielsen.

Commission Members Absent: Todd Mattson and Jennifer Thomas

Staff Present: Mike Cole, Planning Manager, Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Brenda Green to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of March 14, 2017. Motion carried 5/0.

16.057AP
ANNEXATION PLAT-
West 12th Street
Annexation

Natalie Buchwald presented Case No. 16.057AP.

The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the West 12th Street Annexation.

The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the West 12th Street Annexation.

This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the annexation area will be C-O, Office and Institution District. The City Council will make the final determination of the zoning district(s) at the time of annexation. The Comprehensive Plan envisions the future land use to be residential with a mixture of commercial and office/institution in support of other commercial, medical and education uses in the vicinity.

Chairman Sanders asked if there were any questions from the commission or the public on this case. Jim Nielsen inquired if the area would be zoned C-1 or C-0, and Natalie confirmed it would be proposed to be zoned C-0.

Janet Czapla was present and said she is a resident of the area being annexed. She said she had concerns about the drainage and sewer from the property next to hers, as well as the alley maintenance and inquired what the City's plans were once it would be annexed.

Planning Manager Mike Cole said the City did have plans for an improvement project for the alley to the north in the future. Mike Cole said he would be speaking to the Utilities Department, City Engineer, and Public Works Director regarding the drainage, sewer and alley maintenance. Mike Cole also said that once the area was annexed into the City, the City could then see what improvements or maintenance could be done in the area.

Janet Czapla also inquired if the City had plans to extend the ROW with the

annexation of the lots. Mike Cole said the annexation would have no effect on existing property ownership, and if the adjacent parcel were to be developed, it would be possible to extend West 12th Street, but there are no plans at this time within the annexation boundary.

Mike Cole said this case would be going before City Council for recommendation at the next Council Meeting on April 4.

Bill Ellingson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 4/1.

17.005SFPM- FINAL
PLAT-MINOR-Tracts
A1, B3, B4 and B5,
Legacy Pointe and
17.006Z-ZONING MAP
AMENDMENT-Tracts
B4 and B5, Legacy
Pointe

Mike Cole advised the City did not post signs in the property area of the proposed Final Plat (17.005SFPM) and Zoning Map Amendment (17.006Z). Signs were posted on the property by the time of the meeting. Mike Cole also advised Campbell County School District would be voting at their meeting the same evening on a proposed combining of lots at the Buffalo Ridge Elementary School, in the same area of the proposed Final Plat and Zoning Map Amendment, and would like to get their approval before moving forward with these cases.

Chairman Sanders asked for a motion from the Commission to table 17.005 SFPM until the April 11, 2017, Planning Commission meeting. Jim Nielsen made a motion to table the case, and Cindy Reardon seconded. The Commission was polled and the motion carried 5/0.

Chairman Sanders asked for a motion and a second from the Commission to table 17.006Z until the April 11, 2017, Planning Commission meeting. Cindy Reardon made a motion to table the case, and Jim Nielsen seconded the motion. The Commission was polled and the motion carried 5/0.

OLD BUSINESS

None.

NEW BUSINESS

Chairman Sanders recognized out-going commission member Bill Ellingson on his service to the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:19 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.